

**I'm not a robot!**



## **LEASE AGREEMENT FOR BILLBOARD**

Lease Number: I- Date: \_\_\_\_\_, \_\_\_\_\_

This Agreement dated this \_\_\_\_\_ day of \_\_\_\_\_, between  
\_\_\_\_\_  
("Lessor") with an office at {Insert address}, and  
\_\_\_\_\_  
("Lessee").

1. Lessor hereby leases and grants to Lessee the right to erect one advertising structure consisting of a supporting pole taking no more than 48" of ground space with the bottom and top of the sign no more than 35' and 50' in height, respectively, and no more than above the ground with the actual sign on the pole not to exceed \_\_\_\_ high x \_\_\_\_ wide for the purpose of erecting and maintaining advertising signs thereon, including necessary supporting structures, devices, illumination facilities and connections, service ladders and other appurtenances thereon ("Billboard") limited to that portion of \_\_\_\_\_, as shown on Exhibit A attached hereto and incorporated herein, (the "Property") for a term of \_\_\_\_ years commencing on the earlier of (i) \_\_\_\_\_, (ii) or upon the completion of construction.

2. Lessee shall pay to the Lessor rental in the amount of:

- \$ per year for the first five years,  
\$ per year for the second five years,  
\$ per year for the third five years,  
\$ per year for the last five years,

payable on a monthly basis on the first day of each month.

3. Lessee shall indemnify, defend and hold the Lessor harmless from any and all damage, loss, cost, expense, liability and claims, including without limitation, reasonable attorneys' fees and court costs, arising from the existence of the signs on the Property including acts of God and (i) acts of its agents, employees or others employed in the construction, maintenance, repair or removal of the signs on the Property, and (ii) any default on the part of Lessee to be performed pursuant to the terms of this Lease.

4. Lessor agrees that its tenants, agents, employees, or any other persons acting on its behalf, shall not place or maintain any object on Lessor's adjacent property on Parcel \_\_\_\_\_ shown on Exhibit A which would materially obstruct the view of Lessee's sign structures from \_\_\_\_\_ unless required to do so to comply with applicable laws.

5. If visibility from \_\_\_\_\_ of Lessee's sign is materially obstructed or materially impaired in any way, or if the value of such signs is materially diminished by reason of diversions or reduction of vehicular traffic on \_\_\_\_\_, or if the use of any such sign is prevented or restricted by law, or if for any reason a building permit for erection or modification of any such comparable sign is refused, the Lessee may at its option immediately after its removal of the Billboard and restoration of the Property and any adjacent lands of Lessor affected thereby to its condition prior to the construction of the Billboard terminate the lease and receive adjustment for all rent paid for the unexpired term.

6. This Lease shall continue in full force and effect during its term unless terminated at the end of any five year period upon written notice by the Lessor or Lessee served ninety (90) days before the end of any five year period.

7. In the event of any change of ownership of the Property hereby leased, the Lessor agrees to notify the Lessee promptly of such change, and the Lessor also agrees to give the new owner formal written notice of the existence of this Lease and to deliver a copy thereof to such new owner.

8. Lessee shall have the right to permit others to place signs owned by them on the structure, and such signs shall be subject to the terms and conditions of this Lease. It is agreed between the parties that the Lessee, or such other person, as the case may be, shall remain the owner of all

**Simple Loan Agreement**

The simple loan agreement below is a GUIDE only to the type of agreement that may be used by individuals to own or lease a horse and take it for loan. When amended and completed with your own particulars and signed by both parties it will form a legally binding agreement. However, if you are lending out a valuable asset, it is strongly advised to seek legal advice as to whom you are lending it to, who it is unknown to you, and to seek legal advice to check the completed document.

**NOTE**

Plain text should be included; bold italic shows where amendments are needed; italics only are sample clauses you may wish to include.

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**The AGREEMENT**

This agreement is made on the (**Insert DATE**) between the parties (**Insert Owner's Name & Address** (hereafter referred to as the "OWNER") and (**Insert Borrower's Name & Address** (hereafter referred to as the "BORROWER").

**Insert description and name of horse - e.g. 16.2 hand grey gelding aged 15 years approx. with white blaze and white socks, off hind, named as Tambourine - also Insert description and name of pony - e.g. 14.2 hand grey gelding aged 5 years approx. with white blaze and white socks, off hind, named as Puffin)**

The HORSE is to be used as a (e.g. companion/riding horse/child's pony as appropriate) and the PONY as a (e.g. companion/riding horse/child's pony as appropriate).

(1) The loan period will start on (**Insert DATE**), and continue for a period of 12 months, until (**Insert DATE**) when the loan agreement may be:

- 1.1) Extended for a period of time to be agreed between the parties or
- 1.2) The HORSE is to be returned to the OWNER. (Delete or amend if required.)

(2) The loan may be terminated on or before this date:

- 2.1) The BORROWER no longer wishes to loan the HORSE. The BORROWER will inform the OWNER in writing, no less than 30 days before the HORSE (and all associated equipment as detailed in Section 12) will be returned to the OWNER in good condition and in accordance with the terms of this Agreement.
- 2.2) The OWNER believes the HORSE is not being treated or looked after in the correct manner. The OWNER may at his own discretion give the BORROWER written notice to correct the problem. If the BORROWER does not rectify any reasonable issues that the OWNER may have, the OWNER hereby reserves the right to remove the HORSE at his own expense from the BORROWER with no notice whatsoever.

(3) The HORSE is to be kept at **Insert livery yard/farm/borrower's premises** as applicable unless it is agreed by the OWNER in writing that the HORSE may be moved to alternate accommodation.

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<b>LESSEE</b> Name: Address: <b>LEASE DATE:</b>	<b>CO-LESSEE</b> Name: Address: <b>MEMBER NO.:</b>	<b>LESSOR</b> Name: Address: <b>LEASE NO.:</b>
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This Motor Vehicle Lease Agreement, referred to as the "Lease," is a closed-end lease, which covers the lease of the motor vehicle described below. As used in this Lease, the words "Lessor," "we," "our" and "us" refer to the person or entity described above as Lessor or anyone to whom this Lease is assigned. The words "Lessee," "you," and "your" refer to each person or entity who signs this Lease as Lessee. The words "Lease Term" refer to the scheduled term of this Lease. The word "Vehicle" refers to the vehicle you are leasing under this Lease. The disclosures included in this Lease are also made on behalf of Credit Union Seniors Incorporated (CUSI).

**DESCRIPTION OF VEHICLE.**

<input type="checkbox"/> New	Year	Make	Model	Body Style	Mileage	Serial Number
<input type="checkbox"/> Used						

If a vehicle is being traded in to reduce the capitalized cost, the trade in is a \_\_\_\_\_, and the credit amount is shown in paragraph \_\_\_\_\_.

**2. FEDERAL CONSUMER LEASING ACT AND OTHER DISCLOSURES.**

a. Amount Due at Lease Signing or Delivery (Itemized below)	b. Monthly Payments Your first monthly payment of \$ _____ is due on _____ followed by _____ payments of \$ _____ due on the _____ of each month beginning on _____. The total of your monthly payments is \$ _____.	c. Other Charges (not part of your monthly payment) Disposition Fee (If you do not Purchase the Vehicle) \$ _____	d. Total of Payments (the amount you will have paid by the end of the Lease) \$ _____
* Itemization of Amount Due at Lease Signing or Delivery			
e. Amount Due at Lease Signing or Delivery	f. How the Amount Due at Lease Signing or Delivery will be Paid: Net Trade-in Allowance \$ _____ Rebates and Noncash Credits _____ Amount to be Paid in Cash _____		
i. Capitalized cost reduction \$ _____	g. Your Monthly Payment is Determined as Shown Below:		
ii. Tax on capitalized cost reduction \$ _____	The agreed upon value of the Vehicle (\$ _____) and any items you pay over the Lease Term (such as service contracts, insurance, and any outstanding prior credit or lease balance). \$ _____		
iii. First monthly payment (incl. tax) \$ _____	If you want an itemization of this amount, please check this box. <input type="checkbox"/>		
iv. Refundable security deposit \$ _____	h. Capitalized Cost Reduction. The amount of any net trade-in allowance, rebate, noncash credit, or cash you pay that reduces the gross capitalized cost. \$ _____		
v. Title and registration fees \$ _____	i. Adjusted capitalized cost. The amount used in calculating your base monthly payment. \$ _____		
vi. Membership fee \$ _____	j. Residual value. The value of the Vehicle at the end of the Lease used in calculating your base monthly payment. \$ _____		
vii. Upfront sales/use tax on vehicle \$ _____	k. Depreciation and any amortized amounts. The amount charged for the Vehicle's decline in value through normal use and for other items paid over the Lease Term. \$ _____		
viii. _____	l. Rent charge. The amount charged in addition to the depreciation and any amortized amounts. \$ _____		
Total \$ _____	m. Total of base monthly payments. The depreciation and any amortized amounts plus the rent charge. \$ _____		
n. Lease payments. The number of payments in your lease. This is also the number of months in the Lease Term. \$ _____			
o. Base monthly payment. \$ _____			
p. Monthly sales/use tax. \$ _____			

**23. ATTORNEYS' FEES.** Should it become necessary for Landlord to employ an attorney to enforce any of the conditions or covenants hereof, including the collection of rentals or gaining possession of the Premises, Tenant agrees to pay all expenses so incurred, including a reasonable attorneys' fee.

**24. RECORDING OF AGREEMENT.** Tenant shall not record this Agreement on the Public Records of any public office. In the event that Tenant shall record this Agreement, this Agreement shall, at Landlord's option, terminate immediately and Landlord shall be entitled to all rights and remedies that it has at law or in equity.

**25. GOVERNING LAW.** This Agreement shall be governed, construed and interpreted by, through and under the Laws of the State of Missouri.

**26. SEVERABILITY.** If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.

**27. BINDING EFFECT.** The covenants, obligations and conditions herein contained shall be binding on and inure to the benefit of the heirs, legal representatives, and assigns of the parties hereto.

**28. DESCRIPTIVE HEADINGS.** The descriptive headings used herein are for convenience of reference only and they are not intended to have any effect whatsoever in determining the rights or obligations of the Landlord or Tenant.

**29. CONSTRUCTION.** The pronouns used herein shall include, where appropriate, either gender or both, singular and plural.

**30. NON-WAIVER.** No indulgence, waiver, election or non-election by Landlord under Agreement shall affect Tenant's duties and liabilities hereunder.

**31. MODIFICATION.** The parties hereby agree that this document contains the entire agreement between the parties and this Agreement shall not be modified, changed,

**32. NOTICE.** Any notice required or permitted under this Lease or under state law shall be

requested, addressed as follows:

10. The following table summarizes the results of the study. The first column lists the variables, the second column lists the descriptive statistics, and the third column lists the results of the regression analysis.

S.C. No. \_\_\_\_\_

#### **DECISION MAKING, SUPPORT AND COACHING**

**ADULT PROTECTION AND DECISION MAKING ACT, PART 3, COURT  
APPOINTED GUARDIANS ("Part 3")**

Figure 1. The relationship between the number of species and the area of forest cover.

(Name of applicant who is going to be appointed as principal guardian)

This application will be heard by a Justice of the Supreme Court of Y

\_\_\_\_\_, the \_\_\_\_\_, day of \_\_\_\_\_, at \_\_\_\_\_

or so soon thereafter as may be heard, at the Law Courts, 2134 Second Avenue in the City of New York.



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